

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services Agency	(2) MEETING DATE 9/16/2014	(3) CONTACT/PHONE Machelle Vieux 781-5200	
(4) SUBJECT Submittal of a bid opening report for the Cayucos Pier Restoration project located on Cayucos Drive, Cayucos; award the subject contract to Associated Pacific Constructors, Inc., the lowest responsible bidder, in the amount of \$1,700,773; and to receive a project update. District 2.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Accept the results of the August 14, 2014 bid opening for the Cayucos Pier Restoration project; 2. Award a construction contract to Associated Pacific Constructors, Inc., the lowest responsible in the amount of \$1,700,773; 3. Instruct the Chairperson to sign the contract upon the receipt of the insurance and bond documents; and 4. Receive and file the project update. 			
(6) FUNDING SOURCE(S) Various- Parks Fund Balance, Parks Project Reserves, State Funding, Save Cayucos Pier Funding	(7) CURRENT YEAR FINANCIAL IMPACT \$1,700,773	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est.) <input checked="" type="checkbox"/> Board Business (Time Est. <u>20min</u>)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) 19001459		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>3/26/2013; 10/22/2013; 5/20/2014;</u> <u>7/15/2014; 7/22/2014; 9/9/2014</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Emily Jackson			
(18) SUPERVISOR DISTRICT(S) District 2			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency / Machelie Vieux
781-5200

DATE: 9/16/2014

SUBJECT: Submittal of a bid opening report for the Cayucos Pier Restoration project located on Cayucos Drive, Cayucos; award the subject contract to Associated Pacific Constructors, Inc., the lowest responsible bidder, in the amount of \$1,700,773; and to receive and file the project update. District 2.

RECOMMENDATION

It is recommended that the Board:

1. Accept the results of the August 14, 2014 bid opening for the Cayucos Pier Restoration project;
2. Award a construction contract to Associated Pacific Constructors, Inc., the lowest responsible bidder, in the amount of \$1,700,773;
3. Instruct the Chairperson to sign the Contract upon the receipt of the insurance and bond documents; and
4. Receive and file the project update.

DISCUSSION

The purpose of this report is to present the bid results for the Cayucos Pier Restoration project and request Board approval to award a construction contract, to include the base bid plus alternate 3, in the amount of \$1,700,773. The Notice to Proceed for construction is expected to occur after execution of the conformed contract and receipt of bonds and insurance.

Background

The Cayucos Pier is a 982 foot long timber pier originally constructed in 1872. Since 1945, by written agreement with California Department of Parks and Recreation, the County has accepted all maintenance and repair responsibilities for Cayucos Pier. In recent years the pier has fallen into disrepair and the County has taken steps that will lead to its total restoration.

The following provides a brief history of events:

- Between 2010 and 2012, several weather and surf events led to progressive degradation of the Cayucos Pier and engineering studies were conducted.
- March 2013, the Board of Supervisors authorized \$103,000 for structural assessment and preliminary plan development to restore the existing Cayucos Pier.
- July 2013, approximately one-half of the pier was closed to the public due to structural concerns resulting from missing or severely deteriorated piles, pile caps, and cross bracing.
- August 2013, an above-water assessment identified additional structural deficiencies, resulting in the closure of the seaward two-thirds of the pier.
- October 2013, a below-water structural inspection report stated the pier was at risk of collapse, and recommended installation of temporary steel beams and timber on the deck to reinforce the structure. As a result, the Board authorized an additional \$510,000 for permitting and emergency stabilization of the pier.

- An interim construction project to stabilize the pier for the winter months began in December, 2013 and was completed in January, 2014.
- March 2014, plans and specifications were completed for the restoration of the pier to include replacement of all piles, pile caps, cross bracing, decking, rails, etc.
- May 2014, the Board authorized \$650,000 of Park Project Reserves to supplement funding for the Cayucos Pier Restoration.
- May 6, 2014 the County Debt Advisory Committee recommended approval of a \$600,000 loan to FC 305 Parks for the Cayucos Pier Restoration project. This loan was subsequently approved by the Board of Supervisors on July 22, 2014.
- May 20, 2014, the Board authorized public bidding for construction services for the Cayucos Pier Restoration project.
- May – June, 2014, County Parks staff secured commitments from two State agencies for a total of \$1,500,000 of grant funding.
- July 2014, General Services received bids to purchase pier piles and heavy timbers. The construction materials had a significant lead time and the first delivery of materials is expected the first week of October, 2014.
- August 2014, General Services received bids for the Cayucos Pier Restoration project.
- August 2014, the California Wildlife Conservation Board (WCB) awarded \$750,000 in grant funding that has been committed for the pier restoration project.
- September 2014, the Board accepted a \$235,000 donation from the Save Cayucos Pier Committee to assist in the funding restoration of the pier and installation of new lighting on the pier; approved a corresponding Budget Adjustment to Fund Center 230 for the Cayucos Pier Restoration project; and adopted a resolution to commend the Save Cayucos Pier Committee's commitment to the community in raising over \$500,000 to assist in construction costs to restore the pier and future care of the pier.

Permits have been received from the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, the California Coastal Commission and California Department of Parks and Recreation.

General Contractor Award

The base bid and bid alternates were structured to provide flexibility in schedule and scope to reduce the risk of cost overruns. The base bid included a construction completion date of May 15, 2015. Bid alternates 1 and 2 allowed contractors to submit deductive alternates for longer construction periods. Bid alternate 3 added minor work from the shore side of the pier to bent 24. Bid alternate 4 was an option to reduce cost by deleting some scope of work from the shore side of the pier to bent 24.

On August 14, 2014, the County received three bids with base bids ranging from \$1,693,200 to \$3,400,000. Associated Pacific Constructors, Inc. of Morro Bay submitted the lowest responsible base bid. The company submitted responsive alternate bids for deductive alternates 1, 2, and 4 and additive alternate 3. The base bid and alternate bids were within the project budget. The total bid amount of the base bid plus additive alternate 3 is \$1,700,773.

The bid submittal received by the County from Associated Pacific Constructors, Inc. is as follows:

Base Bid:

1. Demolition and reconstruction of the pier from Bent 24 through Bent 61: \$1,693,200

Optional Alternate Bid Items:

1. A deductive alternate cost from the base bid, if the construction completion date is extended by the County, thirty-five (35) calendar days, from May 15, 2015 to June 19, 2015: Deduct \$54,000
2. A deductive alternate cost from the base bid, if the construction completion date is extended by the County, ninety-eight (98) calendar days, from May 15, 2015 to August 21, 2015: Deduct \$102,000
3. An additive alternate cost to the base bid to provide all material, labor and equipment to install bands and t- straps from the pier abutment to Bent 24 and install split pile cap repair at Bent 5: Add \$7,573

4. A deductive alternate from the base bid to delete the removal and disposal of existing pier decking from the pier abutment to Bent 24 and install new 4 x 12 decking, supplied by County: Deduct \$57,987

Statement of Bidder Qualifications:

All bidders were required to submit a Statement of Qualifications (SOQ) in a separate envelope. The County opened only the SOQ submitted by the apparent low bidder to verify its contents for compliance with requirements established by the County. The County determined Associated Pacific Constructors, Inc. was responsible and submitted a responsive bid. The submittal contained no apparent deficiencies, and there were no concerns regarding previous construction experience.

Next Steps

The schedule below provides an overview of upcoming actions:

- October 2014, a Notice to Proceed will be given to the construction contractor.
- October 2014, the California Coastal Conservancy Board will review the County Parks application for \$750,000 grant funding that has been committed for the pier restoration project. If this grant is not awarded, County Parks will seek additional funding which may include but is not limited to Park Project Reserves to complete funding for this project.
- October 2014 through May 2015, construction in progress to restore the Cayucos Pier. The completion date is scheduled for May 15, 2015, subject to surf and weather conditions during the course of construction.

OTHER AGENCY INVOLVEMENT/IMPACT

The San Luis Obispo County Parks and Recreation Commission (PRC) placed the Cayucos Pier Restoration project on its Park Priority Projects list. On June 26, 2014 the PRC recommended the Board of Supervisors authorize the application for and acceptance of various grant and funding sources for the Cayucos Pier Rehabilitation project.

The project has been reviewed and coordinated with various public agencies including the following: United States Army Corps of Engineers, California Environmental Protection Agency, California Department of Parks and Recreation, California State Lands Commission, Regional Water Quality Control Board, Air Pollution Control District, and the California Coastal Commission.

Several County departments are actively involved in the project: County Administrative Office, Public Works Department, Planning and Building Department, Auditor-Controller-Treasurer-Tax Collector, Environmental Health, and General Services. County Counsel has provided legal guidance concerning the project and has reviewed documents for form and legal effect.

FINANCIAL CONSIDERATIONS

The Board has approved \$3,298,000 of funding for the Cayucos Pier Restoration project from Parks' FY 2013-14 Fund Balance, Park Project Reserves, Wildlife Conservation Board, a General Fund loan, and Save the Cayucos Pier Committee's donation. The remaining funding of \$750,000 to fully fund the project to \$4,048,000 is expected to be provided by a grant from the California Coastal Conservancy (CCC) in October 2014. The grant is the final funding source to be committed for the project. If this grant is not awarded, County Parks will seek additional funding which may include but is not limited to Park Project Reserves to complete funding for this project. Table 1 summarizes the funding sources.

The total project includes two phases. The first phase of construction, completed in January 2014, was an emergent project to stabilize the severely deteriorated pier. The second phase of construction is for the full restoration of the pier.

Table 1: Funding Sources

Funding Sources

Phase I – Emergency Stabilization	
Parks Project Reserves	\$ 349,000
Park Contingencies	\$ 264,000
Phase II – Pier Restoration	
Parks FY 2013-14 Fund Balance	\$ 450,000
Park Project Reserves	\$ 650,000
GSA County Parks Loan	\$ 600,000
California Wildlife Conservation Board	\$ 750,000
Save Cayucos Pier Committee	\$ 105,000
Save Cayucos Pier Committee (Lighting)	\$ 130,000
Total Approved Project Funding (Ph I & II)	\$ 3,298,000
California Coastal Conservancy – Pending	\$ 750,000
Total Funding Requirement (Ph I & II)	\$ 4,048,000

Table 2 below summarizes the project costs for both Phase I – Emergency Repairs and Phase II – Pier Restoration. The costs for phase II are under budget due to contracting strategy which resulted in decreased risks and increased competition. In order to expedite construction, General Services procured the long-lead item materials, such as the pilings, timbers, and decking separately from the General Contractor bid, significantly reducing the risks to general contractors, increasing competition for materials, and thereby decreasing costs. Project costs for phase II include construction contract award, purchase order for materials, consultant inspection, environmental oversight and monitoring contracts, engineering support contract, staff time, and contingency.

Table 2: Restore Cayucos Pier Project Costs

Project Costs				
Phase	Budget	Actual	Estimated Project Costs	Variance
Phase I – Emergency Stabilization	\$613,000	\$557,670		*((\$55,330)) ¹
Phase II – Pier Restoration	\$3,435,000		\$3,042,486	(\$392,514)
Total	\$ 4,048,000	\$557,670	\$3,042,486	(\$447,844)

Note 1: Savings in phase I cost variance less than previously reported due to shifting of staff time from phase II to phase I to prepare contracts for material procurement and construction.

RESULTS

Completing this project supports County goals for providing a safe, healthy and livable community. Award of the contract will allow the restoration of the Cayucos Pier to go forward and begin construction in October 2014. Approximately 66% of the pier will be completely reconstructed and the remaining 33% of the pier will receive minor repairs, including new decking and handrails.

The project is the culmination of an aggressive effort by the County to be granted all required environmental permits and secure significant grant funding from several key State agencies. It is a shining example of an intense community wide effort by an informal group of citizens from Cayucos to collect over \$500,000 in private donations to “Save Cayucos Pier”. Upon completion of construction in 2015, the Cayucos community will once again, welcome all local visitors and tourists to enjoy the restored Cayucos Pier for many years to come.

ATTACHMENTS

1. Vicinity Map